

AMENDMENT OF OIL AND GAS LEASE

This Amendment of Oil and Gas Lease (the "Amendment"), made and entered into this 31<sup>st</sup> day of July, 2009, by and between **PETER A. MILLER and JENNIFER MILLER**, husband and wife, with an address of RD 2, Box 136, Moundsville, WV 26041, (hereinafter referred to as "**LESSOR**"), and **AB RESOURCES LLC.**, a Delaware limited liability company, with an address of 6802 W. Snowville Road, Suite E, Brecksville, OH 44141 (hereinafter referred to as "**LESSEE**").

WITNESSETH THAT

WHEREAS, **PETER A. MILLER and JENNIFER MILLER** signed a Memorandum of Oil and Gas Lease and an Oil and Gas Lease with TriEnergy, Inc. for 43.67 acres located in the District of Meade, Marshall County, West Virginia, dated September 27, 2007, and recorded in the Office of the Recorder for Marshall County at Book 665, pg. 329 (hereinafter referred to as "**LEASE**"); and

WHEREAS, **AB RESOURCES LLC** is the successor in interest to TriEnergy, Inc.; and

WHEREAS, Paragraph 8 of said Lease states in part: "Said drilling or production units shall not exceed One Hundred Fifty (150) acres." It is the desire of Lessor and Lessee to amend this Paragraph of said Lease.

**NOW, THEREFORE**, for mutual consideration and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Lessor and Lessee agree to amend the existing unitization clause in said Lease by deleting Paragraph 8 of said Lease in its entirety and replacing it with the following:

(8) **POOLING** – Lessee is hereby granted the right to pool or unitize the leased premises, or any part thereof, with any other property for the production of any substance covered hereby, so as to create one or more drilling or production units. Said drilling or production units shall not exceed six hundred forty (640) acres. In the event this lease is so unitized, the Lessor agrees to accept in lieu of the royalty herein before recited, such proportion of the royalty above provided as the acreage contributed by this lease bears to the total acreage comprising the unit.

Lessee shall create the unit by executing an instrument identifying and describing the pooled acreage and shall mail a copy thereof to the Lessor's last known address. Lessee shall have the recurring right to revise any unit formed hereunder either before or after commencement of production. In the event of a revision, Lessee shall execute a written instrument describing the revised unit and stating the effective date of the revision. Lessee shall mail a copy thereof to the Lessor's last known address and the proportion of unit production on which royalties are payable hereunder shall thereafter be adjusted accordingly. Lessee may terminate the unit by filing of record a written declaration describing the unit and stating the date of termination. Production, drilling or reworking operations anywhere on a unit which includes all or any part of the leased premises, shall, except for the payment of royalties, be treated as if it were production drilling or reworking operations on the leased premises.

Said amendment of unitization shall represent the entire amendment of said Lease and there are no other amendments to said Lease that shall be binding upon the parties unless written and executed by both parties.

IN WITNESS WHEREOF, the Lessor sets their hand and seal this 31<sup>ST</sup> day of July, 2009.

LESSOR:

Peter A. Miller  
PETER A. MILLER

Jennifer Miller  
JENNIFER MILLER

JAN PEST  
MARSHALL County 01:11:44 PM  
Instrument No 1274217  
Date Recorded 09/08/2009  
Document Type O&G  
Book-Page 685-270  
Recording Fee \$5.00  
Additional \$6.00

LESSEE:

AB RESOURCES LLC

By: Gordon O. Yonel  
GORDON O. YONEL  
Chief Executive Officer

State of West Virginia )  
 ) SS:  
County of Marshall )

On the 31<sup>ST</sup> day of July, 2009, before me, the undersigned, a Notary Public in and for said state, personally appeared **PETER A. MILLER and JENNIFER MILLER**, husband and wife, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument, who being duly sworn, did say that they executed this Amendment for the true purposes described herein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Danella M. Wallace  
Notary Public  
Commission Exp 4/18/2011

State of Ohio )  
 ) SS:  
 County of Cuyahoga )

On the 4th day of August, 2009, before me, the undersigned, a Notary Public in and for said state, personally appeared **GORDON O. YONEL**, Chief Executive Officer of **AB RESOURCES LLC.**, personally known to me, who being duly sworn, did say that he executed this Amendment for the true purposes described herein for and on behalf of **AB RESOURCES, LLC.**, as Chief Executive Officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Patricia A. Gill*

Notary Public



Patricia A. Gill  
 Notary Public, State of Ohio  
 My Commission Expires  
 November 9, 2013

This Instrument Prepared By:  
 AB Resources LLC  
 6802 W. Snowville Road, Suite E  
 Brecksville, OH 44141

STATE OF WEST VIRGINIA, MARSHALL COUNTY, SCT.:

I, JAN PEST, Clerk of the County Commission of said County, do hereby certify that the annexed writing, bearing date on the 31st day of July, 2009, was presented for and by me, admitted to record in my office upon the above certificate as to the parties therein named this 8th day of September, 2009 at 1:11 o'clock P.M.

TESTE:

*Jan Pest*

Clerk.